

To Let/May Sell



# The Corn Exchange

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29-35 Constitution Street, Leith  
Edinburgh, EH6 7BS

Up to 13,317 sq ft (1,237 sq m) available

**EYCO**

# Location

*The Corn Exchange* is located in the heart of Leith, on the corner of Constitution Street and Baltic Street. A short distance away from the Shore, this location benefits from the vibrant community of Leith and its rich cultural scene, including a variety of bars, restaurants, and cafes.

Meaningful regeneration of Leith in recent years has increased the area's overall appeal, with ongoing investment in infrastructure, residential developments, and commercial properties. What has become a popular office destination, is also considered to be one of Edinburgh's most lively and dynamic environments.

With Edinburgh's City Centre only 2.5 miles away, this location is extremely well-connected to the City's public transport network. With Edinburgh's new Tram extension being on its doorstep, *The Corn Exchange* benefits from tram services running between Edinburgh Airport and Newhaven, every 7 minutes.

Leith's charismatic nature and high quality of life has led to its increase as a business location, enhancing both job satisfaction, well-being and productivity of employees and client experiences.





## History

In the mid-19<sup>th</sup> century, when trade in grain and other produce was on the rise, a joint stock company, formed by local corn merchants, financed and commissioned for a corn exchange to be erected. On the 26<sup>th</sup> of October 1860, the foundations were laid following plans by Peddie & Kinnear, one of Edinburgh's renowned architect firms, and thus *The Corn Exchange* was completed in 1861.

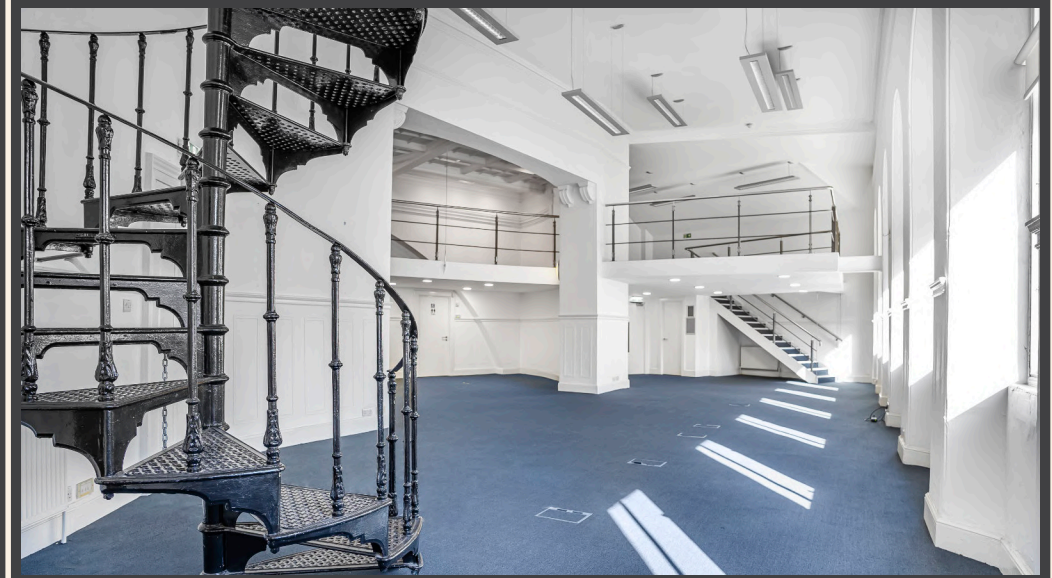
Built from ashlar stone in an Italianate style, it has a freestone belting running along the entire length of the building facing Constitution Street, illustrating the conjoined enterprise of agriculture and commerce through intricate carved figures and designs.

Originally used as a marketing hall, and occasionally home to an orchestra, this iconic Leith building has housed a variety of functions in its lifetime. Not only is it recognised as a Category A listed building by Historic Scotland, it now exists as an award winning, stunning and contemporary office accommodation.



# The Property

The available accommodation comprises open place space planned over ground, first and mezzanine levels. The building has a central core area which connects the front and rear areas of the building, both serviced by a central lift, and all the floors are connected by a series of internal stairs.



## *The subjects benefit from the following specification:*

- Modern open plan space with feature mezzanine floors
- 2 dedicated entrances allowing for easy sub-division
- Existing fit out
- Strip LED lighting in part
- Cat 5E cabling
- Gas fired central heating
- Underfloor heating in part
- Comfort cooling in part
- Storage
- Lift access
- Dedicated kitchen facilities throughout
- Male, female and disabled WCs
- Shower facilities
- Bike racks
- Secure garaged car parking for 14 spaces
- EV charger

# Accommodation

The available accommodation extends to the following approximate net internal areas:

	Sq ft	Sq m
Ground Floor - Front (East)	926	86
Ground Floor - Front (West)	463	43
Ground Floor - Rear	1,109	103
First Floor - Front	2,433	266
First Floor - Rear	4,898	455
Mezzanine - Front	1,120	104
Mezzanine - Rear	2,368	220
<b>Total</b>	<b>13,317</b>	<b>1,237</b>

In addition, there is 724 sq ft (67 sq m) of storage space available and 14 secure car parking spaces.



Secure garage for 14 car spaces plus bike racks.





## Lease Terms:

The accommodation is available on the basis of a new full repairing and insuring lease for a term to be agreed, or alternatively our client may consider a sale of the subjects.

For further information on lease/sale terms please contact the sole letting agent.

## Rateable Value:

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1<sup>st</sup> of April 2023 is **£195,750** (each new occupier has the right to appeal against this figure).

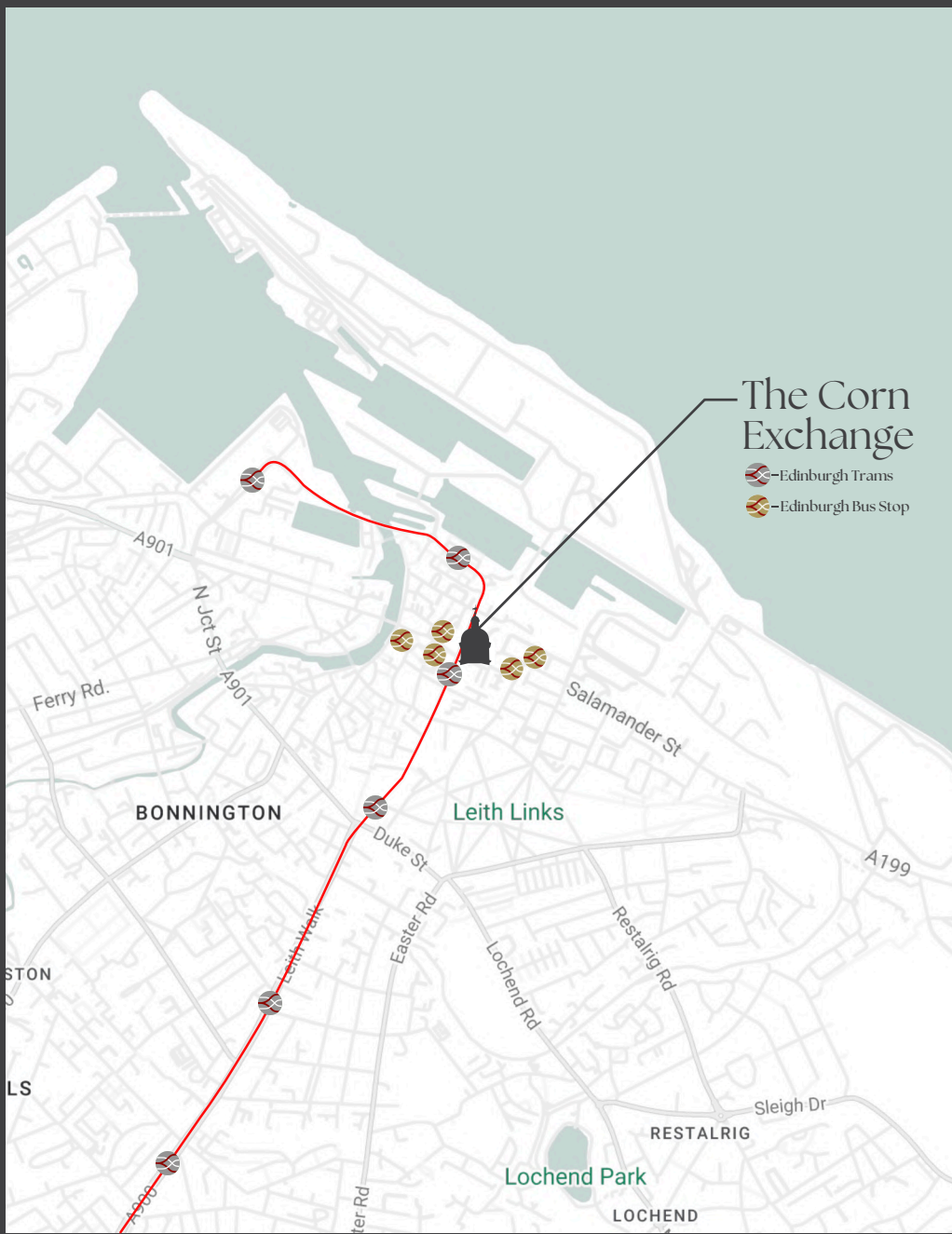
Based on the basic property rate of 55.9p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£109,424**.

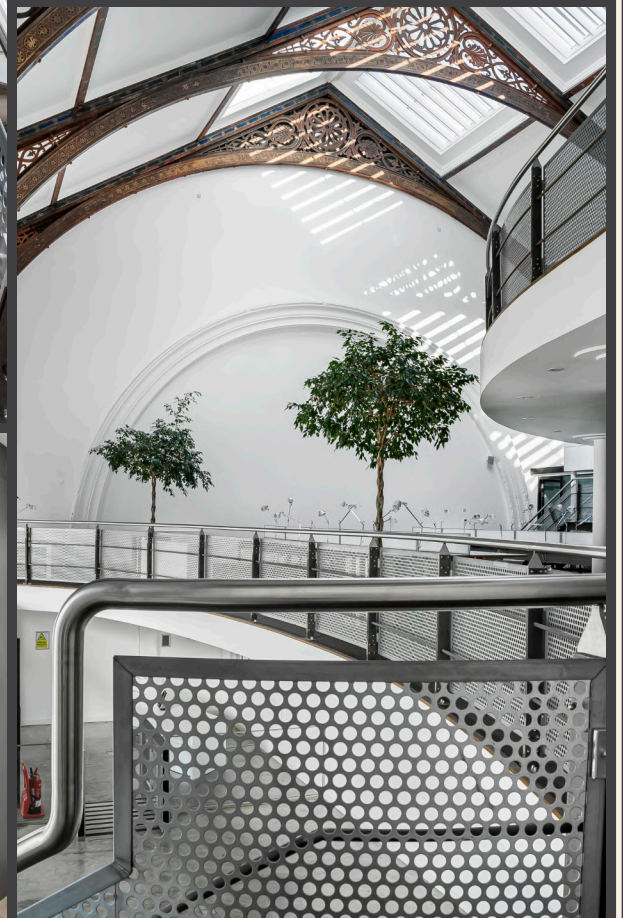
## EPC:

TBC

## Legal Costs:

Each party will be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.







## Viewing and further information:

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

**EYCO**